



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE

REFER TO FILE: **PM-1**

May 1, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**ADOPT, ADVERTISE, AND AWARD
KENNETH HAHN SOCCER FIELD PARKING
LOT EXPANSION PROJECT
SPECS. 6796; C.P. 69541
SUPERVISORIAL DISTRICT 2
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
THE DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

1. Adopt the enclosed Addendum to the certified Environmental Impact Report under the California Environmental Quality Act (CEQA) (Enclosure A).
2. Establish Capital Project (C.P.) 69541 for the Kenneth Hahn Soccer Field Parking Lot Expansion for construction.
3. Approve the \$586,000 total project budget for the Kenneth Hahn Soccer Field Parking Lot Expansion.

4. Adopt plans and specifications for construction of the Kenneth Hahn Soccer Field Parking Lot Expansion project at an estimated construction cost of \$363,000, and instruct the Executive Officer to advertise the project and seal and return the plans and specifications to Public Works for filing, in accordance with the Instruction Sheet for Publishing Legal Advertisements (Enclosure B), and call for bids to be received on May 30, 2007.
5. Delegate to the Director of Public Works, or his designee, the authority to determine, in accordance with the applicable Contract and bid specifications, whether the apparent low bidder has satisfied all conditions for Contract award, including the criteria adopted by your Board for Contract award, and authorize the Director, or his designee, to award and execute the Construction Contract, in the form previously approved by County Counsel, to the lowest responsible bidder and to establish the effective date of the Contract upon receipt by the Director of acceptable Performance and Payment Bonds and evidence of required contractor insurance.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

In 2002, the Kenneth Hahn State Recreation Area soccer fields and auxiliary improvements were constructed, which consisted of ball fields, soccer fields, a restroom, and associated parking lots for 44 vehicles.

An expansion of the parking lot to accommodate overflow and transition parking between scheduled activities is needed. The proposed 36-space expansion of the parking lot will address this issue.

The proposed project is located at 5401 Fairfax Avenue in the unincorporated County of Los Angeles area of Baldwin Hills. Existing trees and irrigation will need to be relocated and/or replaced. The project will include a Standard Urban Storm Water Mitigation Plan (SUSMP).

The recommended actions will authorize competitive bidding for construction of the Kenneth Hahn Soccer Field Parking Lot Expansion project and will allow Public Works to proceed with construction.

To meet Proposition A funding requirements and schedule restraints and for the project to be completed prior to the start of the soccer season in the fall, use of the adopt, advertise, and award Construction Contract process is required.

The Honorable Board of Supervisors
May 1, 2007
Page 3

Implementation of Strategic Plan Goals

These actions meet the County Strategic Plan Goals of Organizational Effectiveness and Fiscal Responsibility by improving operations and investing in public infrastructure to enhance operations, provide better service to the community, and reduce potential liability.

FISCAL IMPACT/FINANCING

Public Works' fair construction cost estimate for the base Construction Contract is \$363,000 without contingency. In no event will a Contract be awarded that increases the construction cost over the maximum estimated construction cost of \$390,000 without returning to your Board for approval.

The total project cost, including design, construction, consultant services, and County services, is \$586,000. The project is funded by the Safe Neighborhood Parks Proposition of 1996 County Excess funds for \$586,000.

The Project Schedule and Budget Summary are included in Enclosure C.

Operating Budget Impact

Based on the project description and current salary and employee benefits rates, Parks and Recreation estimates one-time, start-up costs of \$5,000 for maintenance equipment. In addition, Parks and Recreation anticipates an additional \$44,000 in ongoing costs to staff, operate, and maintain the expanded parking lot. This includes an increase in Salaries and Employee Benefits for maintenance and Services and Supplies for utilities and maintenance supplies.

Parks and Recreation is working with the Chief Administrative Office to determine the appropriate operating requirements and available funding and will request funding for the one-time and ongoing costs in its Fiscal Year 2007-08 Final Changes Budget Request. According to the current project construction schedule, the operating costs will be incurred in Fiscal Year 2007-08.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Public Works has provided in-house design services.

The project cost does not include the 1 percent Civic Arts Fund. Per your Board's Civic Art Policy, projects with eligible costs of less than \$500,000 are not subject to the 1 percent Civic Art fee.

A standard Contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for Contract termination, renegotiation, and hiring qualified displaced County employees will be included in the Contract.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the Contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for Contract award, bidders will be required to attest their willingness to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for Federal Earned Income Credit under the Federal income tax laws.

Bidders will also be required to show full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

To ensure that the Contract is awarded to a responsible contractor with a satisfactory history of performance, bidders are required to report violations of the False Claims Act, their civil litigation history, and information regarding prior criminal convictions. The information reported will be considered before making a recommendation to award.

ENVIRONMENTAL DOCUMENTATION

The proposed parking lot expansion does not constitute a substantial change in the original project, does not encompass new significant environmental effects or a substantial increase in the severity of previously identified significant effects, nor does it substantially change the circumstances under which the project was proposed. The proposed project does not raise to the level of significant new information that would have triggered either a subsequent or Supplemental Environmental Impact Report as discussed in the State CEQA Guidelines, Section 15162; therefore an Addendum to the certified Environmental Impact Report was prepared. The recommended Addendum to the certified Environmental Impact Report is contained in Enclosure A.

CONTRACTING PROCESS

Advertising for bids will be in accordance with the County's standard Instruction Sheet for Publishing Legal Advertisements (Enclosure B).

The Contract requires the consultant to pay its employees applicable prevailing wages in accordance with California Labor Code.

As requested by your Board on February 3, 1998, this Contract opportunity will be listed on the Doing Business with Us website.

Participation by Community Business Enterprises (CBE) in the project is encouraged through Public Works' Capital Projects' CBE Outreach Program and by monitoring the good faith efforts of bidders to utilize CBEs.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The north soccer field and parking lot will be closed during construction for an approximate duration of 4 months and coordinated with the organizations that utilize the facility. The south soccer field will remain available for scheduled practices. Public Works is coordinating with Regional Parks personnel to avoid major impacts for the use of the facility.

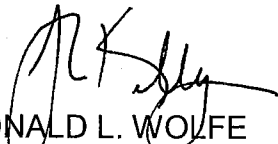
Mitigation measures will be employed to prevent soil erosion, noise, and dust generated by construction activities.


The Honorable Board of Supervisors
May 1, 2007
Page 6


CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division), Parks and Recreation, and Public Works.

Respectfully submitted,


DONALD L. WOLFE
Director of Public Works


DAVID E. JANSSEN
Chief Administrative Officer


RUSS GUINEY
Director of Parks and Recreation

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Enc. 3

cc: Auditor-Controller
County Counsel
Office of Affirmative Action Compliance
Department of Public Social Services (GAIN/GROW Program)

May 1, 2007

ENCLOSURE A

**ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT
KENNETH HAHN STATE RECREATION AREA AND AUXILIARY FACILITIES
SPECS. 5460: C.P. 77032**

**(KENNETH HAHN SOCCER FIELD PARKING LOT EXPANSION PROJECT)
SPECS. 6796: C.P. 69541**

SUBJECT: Prepare an Addendum to an Environmental Impact Report (EIR) in compliance with the State Guidelines for implementation of the California Environmental Quality Act, Section 15164.

PROJECT: The proposed project involves the expansion of the existing parking lot of the Kenneth Hahn State Recreation Area Auxiliary Facilities (Kenneth Hahn Soccer Field Parking Lot Expansion project). The parking lot will increase from 44 to 80 spaces, which includes 2 additional Americans with Disabilities Act spaces. Relocation and/or replacement of 19 existing trees and appurtenant irrigation lines are necessary and will surround the extended parking lot. Standard Urban Storm Water Mitigation Plan requirements will be met in the design and construction of a new catch basin. Four new light poles will also be installed.

LOCATION: The proposed project is located in the Baldwin Hills unincorporated area of the County of Los Angeles. The project location can be found on the Inglewood U.S.G.S. 7.5 minute series topographic quadrangle (Range 14 West, Township 2 South and within the Cienega O Paso De La Tijera Grant Boundary).

**APPROVED
PROJECT
DESCRIPTION:** The original EIR found the project to provide sufficient parking for the new facilities; however, it identified the need for additional parking to address the overflow and transitional parking between scheduled games and activities at the soccer facility.

**DATE OF
PROJECT
APPROVAL:** The Final EIR was approved on May 21, 2002.

PUBLIC
AGENCY
APPROVING
PROJECT:

Board of Supervisors

BACKGROUND
INFORMATION:

The purpose of the proposed project is to provide increased public safety and convenience to the community who are affected by and/or participate in organized events held at the Kenneth Hahn State Recreation Area soccer field facility by providing additional onsite parking.

ADDITIONAL
INFORMATION
AND TECHNICAL
CHANGES:

This Addendum to the EIR is necessary to address the expansion of the parking lot, the relocation and/or replacement of existing trees and appurtenant irrigation lines, any soils remediation due to construction of the irrigation system, and any soils remediation due to the abandoned oil fields, if necessary, as identified in the EIR.

The project issues can be addressed by the Board Certified Final EIR. No new or significant impacts will result from the project scope.

1. AESTHETICS: The project proposes to relocate and/or replace the 19 existing Sycamore Racemosa and Eucalyptus Polyanthemos trees. The trees will remain on site with a different configuration to accommodate the extended parking lot. Four light poles will be installed for the parking lot. These light poles will meet all the required regulations. Thus, the overall impacts on aesthetics would be considered less than significant.
2. BIOLOGICAL RESOURCES: The Final EIR identified coastal sage brush as a breeding ground for the blue-grey gnatcatcher and the Monarch Butterfly as a roosting species and utilizes the Eucalyptus trees. However, in the immediate and surrounding project area, coastal sage brush does not exist. The Monarch Butterfly will not be impacted, as the Eucalyptus trees will be relocated. The 19 trees to be relocated are still within the 3- to 5-year establishment period and should not be impacted from the relocation. Therefore, impacts to biological resources would continue to be considered less than significant on this smaller scale project.

3. HAZARDS AND HAZARDOUS MATERIALS: The County will conduct soils evaluations prior to final design and comply with the requirements as set forth in the prior Final EIR. Parks and Recreation will continue to monitor methane gas at the existing restroom structure.
4. HYDROLOGY AND WATER QUALITY: New surface flows from the parking lot will be collected and drained to an existing drainage system. As part of the new parking lot, SUSMP requirements will be implemented. The flows from the parking lot will be captured by a proposed catch basin and filtering system and the existing system. Thus, impacts on hydrology and water quality would be considered less than significant.
5. RECREATION: The proposed project will expand the existing parking lot and allow for additional patron parking. As identified in the original Final EIR, additional parking was necessary to address the transitional and overflow parking from any scheduled events at the location. Thus, impacts to recreation would be considered less than significant.

FINDING:

The changes discussed within this document are changes as discussed in the California Environmental Quality Act Guidelines, Section 15164. The proposed parking lot expansion does not constitute a substantial change in the original project, nor does it substantially change the circumstances under which the project was proposed. The proposed project does not raise to the level of significant new information that would have triggered either a subsequent or Supplemental EIR as discussed in the California Environmental Quality Act Guidelines, Section 15162. The proposed project will comply with all previously identified feasible mitigation measures. Thus, the project will not result in any significant impacts.

ADDENDUM

PREPARATION:

The Addendum to the EIR was prepared by the County of Los Angeles Department of Public Works, Project Management Division II. The contact person is Ms. Jennifer Fang at (626) 300-3229. The Addendum was completed on January 23, 2007.

ENCLOSURE B

**KENNETH HAHN SOCCER FIELD PARKING LOT EXPANSION PROJECT
INSTRUCTION SHEET FOR PUBLISHING LEGAL ADVERTISEMENT**

From: Department of Public Works
Construction Division

PUBLISHING

In accordance with Section 20392 of the Public Contract Code:

Publish: At least ten consecutive times, prior to the date set for opening bids, in a daily newspaper of general circulation printed and published in the County and designated by the Board, or for at least two consecutive times prior to such date in a weekly newspaper printed and published in the County and designated by the Board.

Time Limitation: To open bids in 4 weeks.

Enclosure B
May 1, 2007
Page 2

NOTICE INVITING BIDS

Sealed Bids will be received by the County of Los Angeles Department of Public Works, Construction Division, for the construction of asphalt concrete pavement, sidewalk, curb, gutter, and retaining walls; installation of pre-cast concrete parking bumpers, striping and pavement markings; and other appurtenant work under Project ID No. P200000587, Kenneth Hahn Soccer Field Parking Lot Expansion project, in the vicinity of Baldwin Hills.

The Bids must be submitted at the Cashier's office, located on the Mezzanine level, 900 South Fremont Avenue, Alhambra, California 91803-1331, no later than 11 a.m. on Wednesday, May 30, 2007. The Bids will then be publicly opened and read in Conference Room A or at the location posted in the main lobby.

The work shall be done in accordance with the Plans and Specifications on file and open for inspection at the County Board of Supervisors Executive Office and the Department of Public Works. The work is estimated to cost between \$330,000 and \$390,000 and shall be completed in 45 working days. The work requires a California Class A or C12 contractor's license. Prebid questions regarding the Plans and Specifications should be directed to Ms. Christine Quirk at (626) 458-3199.

The bids must be submitted on the proposal forms included in the bidder's package of the Contract Documents, which may be purchased for \$15, if picked up at the aforementioned Cashier's office, (626) 458-6959, Monday through Thursday between 7 a.m. and 5:30 p.m., or for \$19, if mailed, which includes postage and handling.

Each bid must be accompanied by a certified check, cashier's check, or surety bond payable to County of Los Angeles in an amount equal to at least 10 percent of the bid to guarantee that the bidder will enter into the Contract if it is so awarded.

All persons performing the work shall be paid not less than the General Prevailing Wage Determination prepared by the Director of Industrial Relations pursuant to the California Labor Code. Copies of these wage rates are available at the Department of Public Works.

The bid must provide full disclosure of False Claims Act violations, labor law/payroll violations, debarments, and civil/criminal legal actions as provided for on the forms included as part of the proposal. Failure to complete these forms may result in a determination that the bidder is nonresponsive and/or not responsible.

The Contract, if awarded, will be awarded to the lowest responsive and responsible bidder; however, the Board of Supervisors reserves the right to reject any and all bids.

Enclosure B
May 1, 2007
Page 3

A responsible bidder is a bidder who has demonstrated the attribute of trustworthiness, as well as quality, fitness, capacity, and experience to satisfactorily perform the Contract. It is the County's policy to conduct business only with responsible contractors.

The successful bidder will be required to fully comply with all applicable State and Federal reporting requirements relating to employment reporting for its employees and comply with all lawfully served Wage and Earnings Assignment Orders and Notice of Assignment and continue to maintain compliance throughout the duration of the Contract. Failure to comply may be cause for termination of the Contract or initiation of debarment proceedings.

The successful bidder will be required to submit a faithful performance bond, payment bond, liability insurance, and workers' compensation insurance with the Contract.

As provided for in Section 22300 of the California Public Contract Code, the Contractor may substitute securities for any monies withheld by the Department of Public Works to ensure performance under the Contract, or enter into an Escrow Agreement for payment of such monies to an escrow agent.

Each person by submitting a response to this Notice Inviting Bids certifies that such bidder and each County lobbyist and County lobbying firm, as defined by Los Angeles County Code Section 2.160.010, retained by the bidder, is in full compliance with Chapter 2.160 of the Los Angeles County Code.

Para mas informacion con relacion a esta noticia, por favor llame a este numero (626) 458-3118. Nuestras horas de oficina son de 7 a.m. a 5:30 p.m. de Lunes a Jueves.

The County supports and encourages equal opportunity contracting.

By order of the Board of Supervisors of the County of Los Angeles, State of California.

Dated May 1, 2007.

Sachi A. Hamai
Executive Officer
of the Board of Supervisors

May 1, 2007

ENCLOSURE C

**KENNETH HAHN SOCCER FIELD PARKING LOT EXPANSION PROJECT
FINAL EIR ADDENDUM - ADOPT, ADVERTISE, AND AWARD
SPECS. 6796; C.P. 69541**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Design	
Construction Documents	03/08/07*
Jurisdictional Approvals	03/28/07*
Bid and Award	05/30/07
Construction	
Start Construction	06/11/07
Substantial Completion	09/07/07
Acceptance	03/03/08

* Completed

II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Project Budget
Construction	
Construction	\$ 363,200
Change Orders	\$ 47,000
Civic Art	\$ 0
Subtotal	\$ 410,200
Equipment	\$ 0
Plans and Specifications	
Design Services	\$ 50,000
Additional Services	
Consultant Services	\$ 30,000
Miscellaneous Expenditures	\$ 3,000
Jurisdictional Review and Plan Check	\$ 15,000
County Services	\$ 77,800
Total	\$ 586,000